

FOR LEASE

7190 Morrison Street, Niagara Falls, ON



Available Units:
C3 - 4,046 Square Feet
D1 - 7,287 Square Feet

Site Features

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PRIME RETAIL SPACE FOR LEASE REGIONAL CENTRE

Property Overview:

Type: Regional Centre

GLA : 233,000sf

- GLA including shadow anchors 403,000sf
- Located @ Morrison Street & Dorchester Road
- Adjacent to the QEW with clear vista and pylon signage from the freeway.

Details

- Regional Shopping Centre in one of Niagara Falls dominant retail nodes with outstanding vista to three main arteries (including the QEW).
- A New Format Canadian Tire – A size prototype will be opening (estimated Spring 2020 opening!) in the former target along with a significant expansion to the building to house the service centre, enlarged warehousing area plus garden centre. The existing two CTC stores in the market will close down after the new Canadian Tire A prototype Store on site is open and operating in the new year.
- The Centre will be undergoing an exterior modernization tentatively scheduled in the new year and will feature a re-merchandising to the shopping centre.
- Shopping Centre is shadow anchored by Home Depot and Zehrs and share the large parking field that serves the entire shopping centre.
- The centre features many prominent national and regional branded tenancy's that include; Staples, Mark's Work Wearhouse, Moores, Dollarama along with several other well known nationally branded Retailers.
- The average household income servicing and surrounding the shopping centre is approximately 20% above the Canadian National Average.
- Regional draw of 400,000 (including the Niagara Falls Metropolitan area) including a population of 125,000 within 6 mile radius.
- Prominent Retail End Cap and in line Opportunities are well suited to full service and quick service restaurants along with fashion, and retail service uses.
- Operating Costs estimated @ \$2.90sf + Property Taxes estimated @ \$7.50sf.



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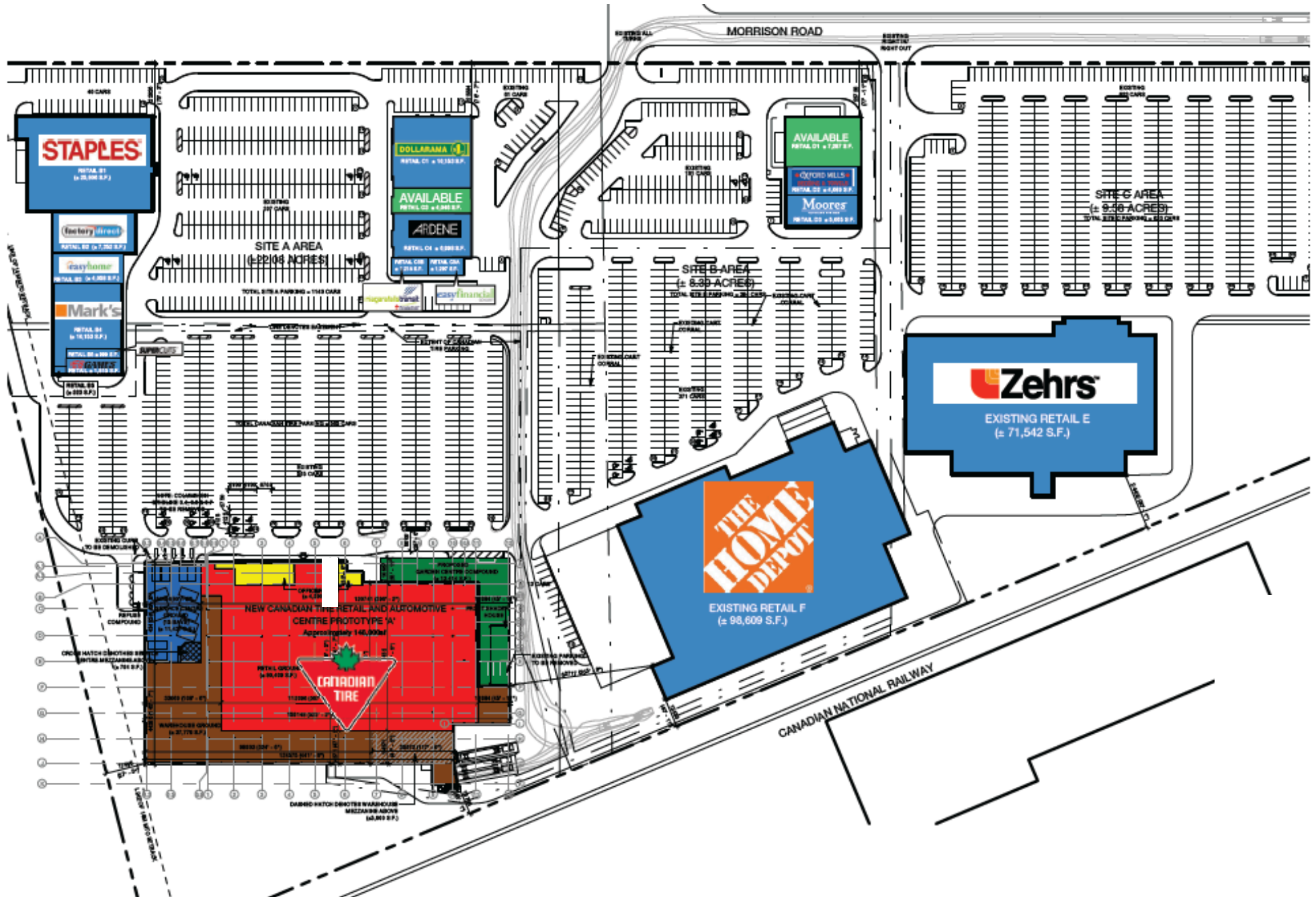
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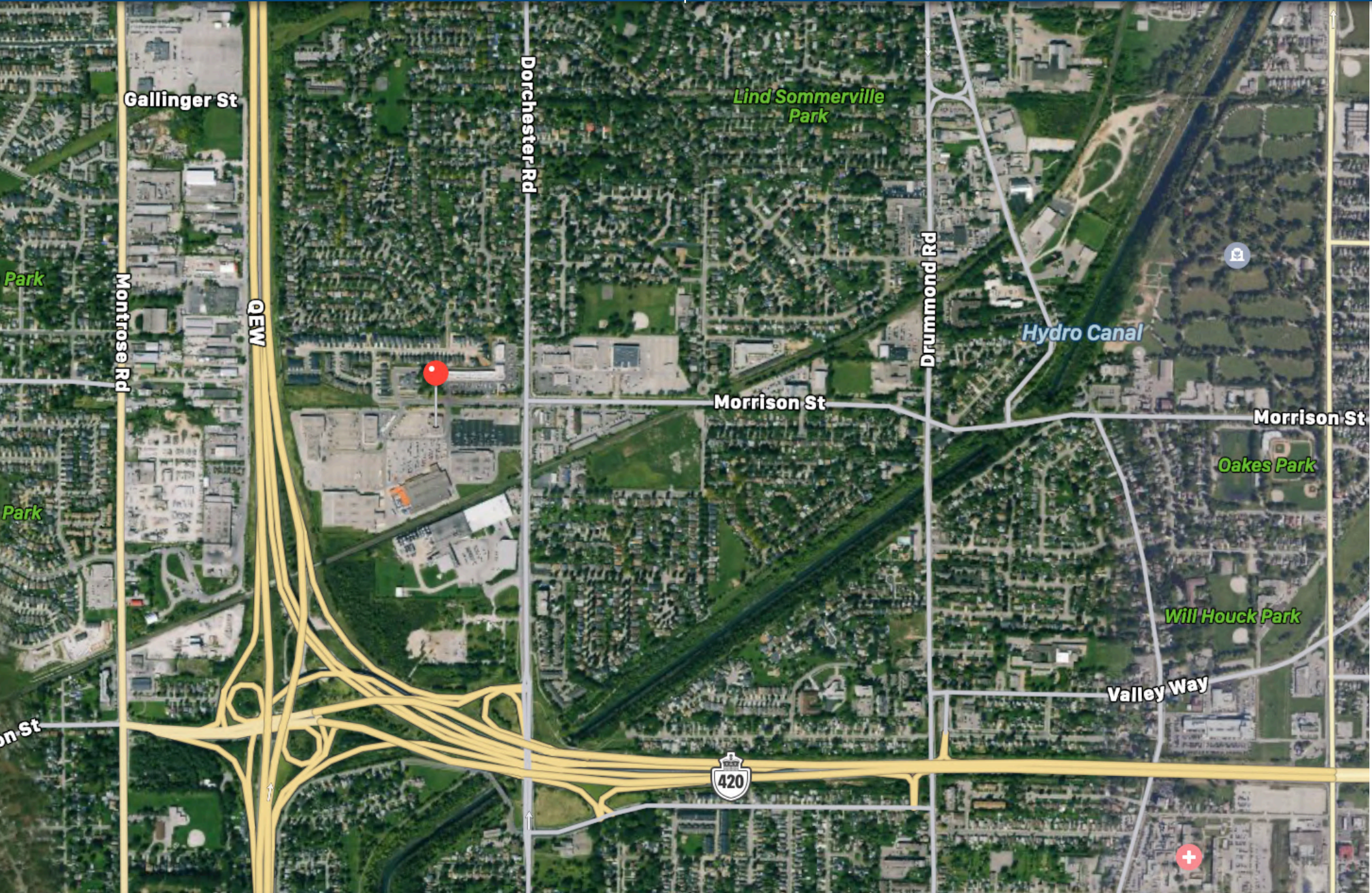
Site Plan

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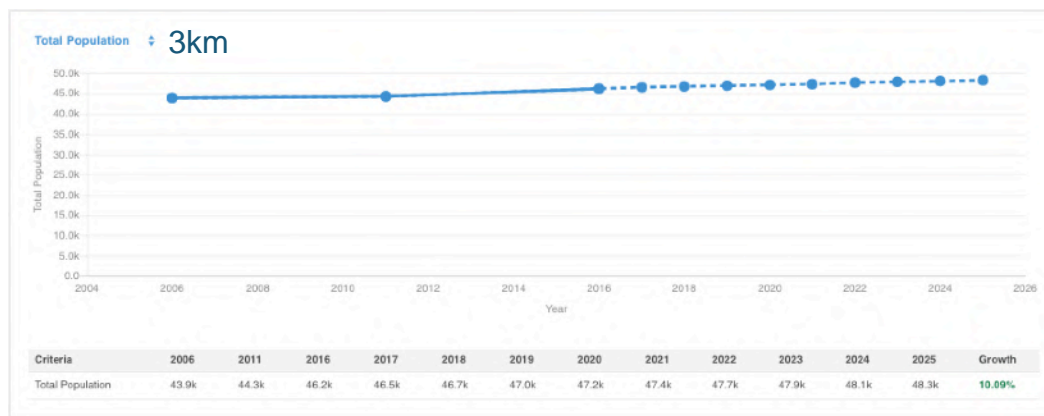
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Demographics

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DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	46,184	78,129
Households	18,990	31,944
Average Age	44.1	43.2
Average Household Income	\$75,211	\$73,775

Retail Landscape (Trade Area)

